

139.0

0003

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

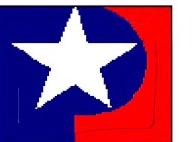
958,800 / 958,800

USE VALUE:

958,800 / 958,800

ASSESSED:

958,800 / 958,800

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
106		BARTLETT AVE, ARLINGTON

OWNERSHIP

Owner 1:	COTREAU JEREMIAH & ELEANOR	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 106 BARTLETT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 7,200 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Wood Shingle Exterior and 2379 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7200		Sq. Ft.	Site		0	90.	0.84	10			Topo	-5					543,778						543,800	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		7200.000	413,900	1,100	543,800	958,800			89353
							GIS Ref		
							GIS Ref		
							Insp Date		
							06/15/18		

PREVIOUS ASSESSMENT									Parcel ID	139.0-0003-0009.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	414,000	1100	7,200.	543,800	958,900	958,900	Year End Roll	12/18/2019
2019	101	FV	325,300	1100	7,200.	574,000	900,400	900,400	Year End Roll	1/3/2019
2018	101	FV	325,300	0	7,200.	422,900	748,200	748,200	Year End Roll	12/20/2017
2017	101	FV	325,300	0	7,200.	404,800	730,100	730,100	Year End Roll	1/3/2017
2016	101	FV	325,300	0	7,200.	374,600	699,900	699,900	Year End	1/4/2016
2015	101	FV	306,800	0	7,200.	314,200	621,000	621,000	Year End Roll	12/11/2014
2014	101	AB	306,800	0	7,200.	306,900	613,700	613,700		3/6/2014
2014	101	FV	309,300	11300	7,200.	306,900	627,500	627,500	Year End Roll	12/16/2013

Source:	Market Adj Cost	Total Value per SQ unit /Card:	403.03	/Parcel: 403.0	Land Unit Type:
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!10756!

PRINT

Date Time

12/11/20 01:02:00

LAST REV

Date Time

06/25/18 14:21:10

mmcmakin

10756

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11231-108		9/26/1966			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/1992	511		500					HANDICAP RAMP

ACTIVITY INFORMATION

Date	Result	By	Name
6/15/2018	Meas/Inspect	DGM	D Mann
6/12/2018	Missed Appt.	CC	Chris C
5/15/2018	MEAS&NOTICE	CC	Chris C
2/11/2014	Meas/Inspect	PC	PHIL C
10/25/2000	Hearing Chag	163	PATRIOT
10/15/1999	Meas/Inspect	264	PATRIOT
9/27/1994		PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH								
Type:	15 - Old Style			Full Bath:	1	Rating:	Average									27								
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:										9	UAT	Sum Area By Label :						
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:											SFL	OPP = 210						
Foundation:	3 - BrickorStone			A 3QBth:		Rating:											EFP	UAT = 1230						
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average										BMT	SFL = 1230						
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:											(81)	FFL = 1149						
Sec Wall:		%		OthrFix:		Rating:												BMT = 1230						
Roof Struct:	1 - Gable			OTHER FEATURES														EFP = 81						
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																	
Color:	GRAY			A Kits:		Rating:																		
View / Desir:				Fpl:	2	Rating:	Poor																	
GENERAL INFORMATION				WSFlue:		Rating:																		
Grade:	B- - Good (-)			CONDOS INFORMATION																				
Year Blt:	1915	Eff Yr Blt:		Location:		Total Units:																		
Alt LUC:		Alt %:		Floor:																				
Jurisdct:		Fact:	.	% Own:																				
Const Mod:				Name:																				
Lump Sum Adj:				DEPRECIATION																				
INTERIOR INFORMATION				Phys Cond:	AV - Average	31.	%																	
Avg Ht/FL:	STD			Functional:																				
Prim Int Wall:	2 - Plaster			Economic:																				
Sec Int Wall:		%		Special:																				
Partition:	T - Typical			Override:																				
Prim Floors:	3 - Hardwood			Total:	31	%																		
Sec Floors:	4 - Carpet	25 %		CALC SUMMARY																				
Bsmnt Flr:	12 - Concrete			Basic \$ / SQ:	130.00	COMPARABLE SALES																		
Subfloor:				Size Adj.:	1.09136188	Rate	Parcel ID	Typ	Date	Sale Price														
Bsmnt Gar:				Const Adj.:	0.99742496																			
Electric:	3 - Typical			Adj \$ / SQ:	141.512																			
Insulation:	2 - Typical			Other Features:	79500																			
Int vs Ext:	S			Grade Factor:	1.21																			
Heat Fuel:	2 - Gas			NBHD Inf:	1.00000000																			
Heat Type:	3 - Forced H/W			NBHD Mod:																				
# Heat Sys:	1			LUC Factor:	1.00																			
% Heated:	100			Adj Total:	599914																			
Solar HW:	NO			Depreciation:	185973																			
% Com Wall:				Depreciated Total:	413941																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:												
SPEC FEATURES/YARD ITEMS				PARCEL ID 139.0-0003-0009.0												IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
19	Patio	D	Y		120x20	A	AV	2000		3.19	T	15.2	101			1,100		1,100						
More: N				Total Yard Items:				1,100	Total Special Features:								Total:	1,100	AssessPro Patriot Properties, Inc					